

**40/36 Bunya Road, Everton Hills, Qld 4053**

Solutions

## Townhouse For Sale

Sunday, 23 June 2024

40/36 Bunya Road, Everton Hills, Qld 4053

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 170 m2**

**Type: Townhouse**



Lincoln Tatnall  
0427159537

## Just Listed

Nestled in the heart of Everton Hills, 40/36 Bunya Road offers a contemporary living experience tailored for families seeking both comfort and modern convenience. Boasting 3 bedrooms, 2 bathrooms, a secure garage, a carport and a balcony off the master bedroom, this spacious 170m<sup>2</sup> townhouse is designed to cater to your family's every need.

**5 Things You Will Love About 40/36 Bunya Rd**

- 1. The location** - This small, exclusive pocket is one of the most sought-after areas in the Hills district. With quiet streets (no noise at all, I promise you), walking/cycling paths, plenty of parks and proximity to shops, transport and the best schools. This will be your forever location.
- 2. There's nothing to spend!** Move right in. - The home is only slightly over a decade old. The fittings & fixtures are on trend and you can tell that they're well cared for over the journey. Unpack your boxes, crack a beer and put your feet up... That's it!
- 3. Great Pool & Entertaining Area** - For a low-maintenance lifestyle you get the joy of having a pool without the daily life of adding chemicals and cleaning. The pool area is brilliant, great for relaxing or a pool party!
- 4. Low Body Corporate** - Despite all the recent price increases, this complex has resisted the trend and provides a well-maintained, clean, neat, tidy community for less than you can find in most places.
- 5. Interchangeable 3rd Bedroom** - All the bedrooms are large, but I find not everyone has a need for a 3rd sleeping space. Sometimes we need a play room, a video game/TV space, an office, storage or a hobby room. The third bedroom is well positioned and has a double door facility that allows it to function perfectly as a bedroom, but can be transformed into a more useable space for other purposes.

Step inside to discover a bright and airy open-plan layout, adorned with sleek finishes and thoughtful design elements. The living and dining areas are generously proportioned, enhanced by ceiling fans and air-conditioning for year-round comfort. Walking through, the heart of every family home is the kitchen, it's the place where the family gathers and this is certainly made easy with an extra-large gourmet kitchen positioned centrally to the dining, lounge and outdoor entertaining areas. Showcasing a centre island and breakfast bar, Caesar Stone benchtops, handsome splashbacks and sleek cabinetry, it includes a host of stainless steel high-end appliances. Whether it's getting the debrief from the day's activities or entertaining with friends you're going to love the size of this kitchen and the easy access to the outdoor entertaining areas. But while the kitchen is good, it is the indoor/outdoor flow which is the true hero of this home. Designed for all-weather entertaining on a large scale. You can have a real outdoor room feel with a casual place to mix with friends for a barbecue or watch the kids as they play.

Upstairs, three built-in bedrooms await, each offering plush carpeting, ceiling fans, and a peaceful retreat for rest and relaxation. The master bedroom boasts a walk-in robe, ensuite, and a private balcony, providing a touch of luxury and an additional outdoor space to enjoy.

Residents of this charming complex enjoy access to a sparkling in-ground swimming pool and BBQ zone, ideal for sunny days spent with family and friends. This modern unit is in a prime position only 8-10 km from the CBD and sits within the family-friendly area of Everton Hills. The Hills District is well known for its easy access to shopping centres (Brookside, Everton Plaza, Flockton Village, Northwest Shopping Plaza & Westfield Chermerside), schools and childcare facilities (Too many childcare centres to mention, 2 within walking distance, McDowall State School, Everton Park State High School and Northside Christian College to name a few), Northwest hospital and many other amenities including restaurants, fitness centres, train station a few minutes away and a plethora of leafy green parks, great for all ages to enjoy.

Right in the middle of a developing hub, a short distance to multiple food & entertainment precincts, this property would make a fantastic home for a first-home purchaser, young professionals or even the savvy investor! A great option in a forever-expanding suburb!

**Other location advantages:**

- 20 minutes to Brisbane airport
- 25 minutes to Brisbane city
- 55 minutes to Sunshine Coast
- 1 ½ hours to Gold Coast
- Close to award-winning public & private schools
- 9 minutes to Westfield (we know, we timed it)
- A short trip to Supermarket/Doctors/Restaurants/Gyms
- Good infrastructure - bus stop close - Train line available at Mitchelton, Enoggera & Arana Hills
- Popular park area, a very short walk away

The property is literally in showroom condition. So there's nothing to do but move in and enjoy! Book your private inspection today. Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.